

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10466 George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 18, 1970.

EFFECTIVE DATE OF THIS ORDER - Aug. 28, 1970

ORDERED:

That the appeal for permission to establish parking on Lot 823 at 823 - 21st Street, NW. in conjunction with 2036-38 Eye Street, Lots 840 and 842; to continue parking on Lots 55, 56, 800-806 at 2003-11 H and 800-810 - 20th Streets; to establish parking for University personnel on Lots 54 and 815 at 2031-33 H Street for a period of 5 years; and to convert building to an office supply center to administrative offices and University departments at rear of 2027 H Street, NW., Lot 53, all in Square 101, be conditionally granted.

FINDINGS OF FACT:

1. The subject properties are located in an R-5-C and C-3-B Districts.

2. The subject property at 2036 Eye Street is unimproved; the property at 2038 Eye Street is improved with a three (3) story and basement commercial structure; the property at 823 21st Street is improved with a three (3) story residential structure which is presently vacant; the property at 2003-11 H Street and 800-810 - 20th Street are presently being used as parking lots; the subject property at 2031-33 H Street is improved with a three (3) story residential structure which will be razed.

3. Appellant proposes to establish parking lots at 823 21st Street in conjunction with 2036-38 Eye Street, Lots 823, 840 and 842. The appellant also proposes to establish a parking lot at 2031-33 H Street, Lots 54 and 815.

4. Appellant proposes to continue parking for University staff and/or students at 2003-11 H Street, Lots 55 and 56 and 800-810 - 20th Street, Lots 800-806 inclusive which is presently operating under Certificate of Occupancy B-67037.

5. Appellant also proposes to convert the interior of the building at 2027 H Street, Lot 53 to provide an office supply support center for administrative offices and University departments.

6. Appellant alleged that the property devoted to parking is required by the Zoning Regulations, which are 1900 spaces for parking.

7. Appellant also alleged that the conversion of 2027 H Street is a continuance of the use allowed by the Board previously with the only change being the proposed, bookstore to supply center.

8. The Department of Highways and Traffic offered no objections to the granting of this appeal.

9. Opposition to the granting of this appeal was registered at the public hearing.

10. National Capital Planning Commission, at its meeting on August 6, 1970, recommended approval of this subject appeal.

OPINION:

We are of the opinion that the conversion of 2027 H Street to a supply center is not incompatible with the campus plan and will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

OPINION Cont'd:

We are further of the opinion that the establishment and continuance of these parking lots are compatible with the campus plan and will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lots are reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- [a] Permit shall issue for a period of five (5) years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- [b] All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- [c] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- [d] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- [e] No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- [f] All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

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[g] No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.


[h] Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any germs or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INPSECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.